

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 John C Roe  
 Debtor

Case No. 17-14607-mdc  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: John  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 8

Date Rcvd: Mar 02, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 04, 2018.

db	+John C Roe, 425 Virginia Avenue, Havertown, PA 19083-2122
13947991	+Wilmington Savings Fund Society, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132
13963839	+Wilmington Savings Fund Society, FSB, dba Christiana Trust for Pretium Mrtgage, c/o MATTEO SAMUEL WEINER, 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
14017075	+Wilmington Savings Fund Society, FSB, et al, c/o Rushmore Loan Management Services, P.O. Box 55004, Irvine, CA 92619-5004

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. smg

smg	E-mail/Text: bankruptcy@phila.gov Mar 03 2018 01:27:42 City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	E-mail/Text: RVSVCBICNOTICE1@state.pa.us Mar 03 2018 01:27:05 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+E-mail/Text: usapae.bankruptcynotices@usdoj.gov Mar 03 2018 01:27:34 U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
13947992	+E-mail/Text: Bankruptcy@wsfsbank.com Mar 03 2018 01:28:04 Wilmington Savings Fund Society, 500 Delaware Avenue, 12th Floor, Wilmington, DE 19801-7405

TOTAL: 4

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 04, 2018

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 2, 2018 at the address(es) listed below:

KARINA VELTER	on behalf of Creditor	WELLS FARGO BANK, N.A. amps@manleydeas.com
KEVIN G. MCDONALD	on behalf of Creditor	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
KMcDonald@blankrome.com		
MATTEO SAMUEL WEINER	on behalf of Creditor	Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
bkggroup@kmlawgroup.com		
SCOTT F. WATERMAN	on behalf of Debtor	John C Roe scottfwaterman@gmail.com, scottfwaterman@gmail.com
TERRY P. DERSHAW	td@ix.netcom.com, PA66@ecfcbis.com; 7trustee@gmail.com	
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov	

TOTAL: 6

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: John C. Roe

Debtor(s)

CHAPTER 13

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as Trustee for  
Pretium Mortgage Acquisition Trust

Movant

NO. 17-14607 JKF

vs.

John C. Roe

Debtor(s)

11 U.S.C. Sections 362 and 1301

Tara Roe

Co-Debtor

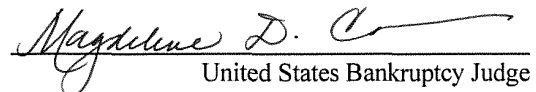
William C. Miller, Esq.

Trustee

**ORDER**

AND NOW, this *27<sup>th</sup>* day of *February*, 2018, upon failure of Debtor(s) and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay and Codebtor Stay is granted, and the automatic stay of all proceedings as provided under Section 362 Title 11 of the United States Code, as amended (the Bankruptcy Code), and the codebtor stay as provided under Section 1301 of the Bankruptcy Code, are modified as to Movant, with respect to the subject premises located at 425 Virginia Avenue, Havertown, PA 19083 ("Property"), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure.

  
United States Bankruptcy Judge

John C. Roe  
425 Virginia Avenue  
Havertown, PA 19083

Tara Roe  
425 Virginia Avenue  
Havertown, PA 19083

Scott F. Waterman, Esq.  
110 West Front Street  
Media, PA 19063

William C. Miller, Esq.  
Chapter 13 Trustee  
P.O. Box 1229  
Philadelphia, PA 19105

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Suite 5000 – BNY Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532